

ARTICLE 3 DISTRICTS

301. DESIGNATION OF DISTRICTS AND PURPOSES.

301.A. For the purpose of this Ordinance, Lower Paxton Township is hereby divided into the following zoning districts, with the following abbreviations:

CO	Conservation
AR	Agricultural Residential
R-1	Residential - Low Density
R-2	Residential - Medium Density
R-3	Residential - Medium High Density
R-C	Residential Cluster
V	Village
CN	Commercial - Neighborhood
CG	Commercial - General
ON	Office - Neighborhood
BC	Business Campus
LI	Light Industrial
GI	General Industrial
IN	Institutional
TND	Traditional Neighborhood Development Overlay District
OSD	Open Space Development Overlay District

301.B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the “Official Zoning Map.”

301.C. Overlay Districts. The Floodplain Area, as defined by Article 5, shall serve as an overlay district to the applicable underlying districts.

301.D. Purposes of Each District. In addition to serving the overall purposes and objectives of this Ordinance and the Comprehensive Plan, each zoning district is intended to serve the following purposes:

1. CO Conservation District – To conserve important natural features, such as wetlands, creeks, flood-prone lands and steeply sloped areas. To conserve the Blue Mountain. To vary density based upon the natural features of the land. To protect the water quality and habitats along creeks and around lakes, and promote groundwater recharge. To provide incentives and a certain amount of flexibility in lot layout through conservation-oriented development so that development can be clustered on the most suitable portions of a tract of land, while avoiding overly intense development. *(as amended by Ordinance 07-01, adopted 11/20/07)*
2. AR Agricultural Residential District - To provide for rural types of development at a lower overall density, in a manner that protects creeks and other natural features. To avoid conflicts with agricultural uses. To promote use of the Open Space Development Option.

3. R-1 Low Density Residential District - To provide for low density residential neighborhoods that are primarily composed of single family detached dwellings. To protect these areas from incompatible uses. To provide incentives and a certain amount of flexibility in lot layout through the Open Space Development and Traditional Neighborhood Development Options so that development can be placed on the most suitable portions of a tract of land, while still avoiding overly intense development.
4. R-2 Medium Density Residential District - To provide for medium density residential neighborhoods with a mix of housing types. To protect these areas from incompatible uses. To meet requirements of State law to provide opportunities for various housing types.
5. R-3 Medium High Density Residential District - To provide opportunities for a mix of housing types at a medium high density. To protect these areas from incompatible uses.
6. V Village District - To provide business opportunities while seeking to develop a central community focus for the Township. To promote a pedestrian-friendly and bicycle-friendly environment. To promote an appropriate mix of retail, service, office, public, institutional and residential uses. To avoid heavy commercial uses that are most likely to conflict with the historic and scenic character, and most likely to cause conflicts with homes. To primarily provide for smaller-scale uses that will not be obtrusive in the landscape and that will not overload the road system. To serve the purposes listed in Section 318.
7. ON Office-Neighborhood District - To provide for offices and low-intensity business uses in locations that are adjacent to residential neighborhoods.
8. CN Neighborhood Commercial District - To provide for lighter types of commercial uses that will be compatible with nearby homes.
9. CG General Commercial District - To provide for a variety of commercial uses along major highways where a variety of commercial uses are already present. To provide for a wider range of commercial uses than the CN and V districts, including uses that are more auto-related (such as gas stations). To carefully locate commercial areas and commercial driveways to minimize traffic safety and congestion problems along roads.
10. LI Light Industrial District - To provide for industrial and certain types of commercial development in a manner that is compatible with any nearby homes and the surrounding environment. To carefully control the types of industrial operations to avoid nuisances and environmental hazards. To encourage coordinated development, particularly in regard to traffic access.
11. GI General Industrial - To provide for industrial and certain types of commercial development in a manner that is compatible with any nearby homes and the surrounding environment. To carefully control the types of industrial operations to avoid nuisances and environmental hazards. To encourage coordinated development, particularly in regard to traffic access. To provide for a greater number of industrial uses than the LI District.
12. BC Business Campus District - To provide sufficient space, in appropriate locations, to meet needs for offices and complementary types of business development. This district is intended to control the types and intensities of uses to avoid nuisances and hazards. This district is also intended to provide for development that will generate additional tax revenue and wider

employment opportunities. This district promotes an attractive, well-landscaped, campus-type of business park development that will aid in attracting new businesses. This district is also intended to encourage development that uses deed restrictions imposed by the subdivider, as well as interior road systems. This district promotes landscaped front yards and substantial buffers adjacent to residential development. To attract higher paying jobs to the Township.

13. IN Institutional District - To provide for a variety of institutional uses and related uses, such as medical offices.
14. R-C Residential-Cluster District - The purposes in Section 320 shall apply.
15. TND Traditional Neighborhood Development Overlay District - The provisions of Section 314 shall apply.
16. OSD Open Space Development Overlay District - The provisions of Section 311 shall apply.

302. **APPLICATION OF DISTRICT REGULATIONS.**

- 302.A. The regulations set by this Ordinance shall apply uniformly to each class or kind of structure or land, except as provided for in this Ordinance.
- 302.B. No structure shall hereafter be erected, used, constructed, reconstructed, structurally altered or occupied and no land shall hereafter be used, developed or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.
- 302.C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- 302.D. Boundary Change. Any territory which may hereafter become part of the Township through annexation or a boundary adjustment shall be classified as the AR zoning district of Lower Paxton Township until or unless such territory is otherwise classified by Board of Supervisors.

303. **ZONING MAP.**

- 303.A. A map entitled "Lower Paxton Township Zoning Map" accompanies this Ordinance and is declared a part of this Ordinance. The Official Zoning Map, which should bear the adoption date of this Ordinance and the words "Official Zoning Map," shall be retained in the Township Building.
- 303.B. Map Changes. Changes to the boundaries and districts of the Official Zoning Map shall only be made in conformity with the amendment procedures specified in the State Municipalities Planning Code. All changes should be noted by date with a brief description of the nature of the change, either on the map or within an appendix to this Ordinance.
- 303.C. Replacement Map. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, or needs to have drafting errors or omissions corrected, Township Supervisors may, by resolution, adopt a new copy of the Official Zoning

Map which shall supersede the prior Official Zoning Map. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any remaining parts shall be preserved together with all available records pertaining to its previous adoption or amendment.

304. **DISTRICT BOUNDARIES.** The following rules shall apply where uncertainty exists as to boundaries of any district as shown on the Zoning Map.

- 304.A. District boundary lines are intended to follow or be parallel to the center line of street rights-of-way, streams and railroads, and lot lines as they existed on a recorded deed or plan of record in the County Recorder of Deeds' office at the time of the adoption of this ordinance, unless such district boundary lines are fixed by dimensions as shown on the Official Zoning Map.
- 304.B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- 304.C. The location of a district boundary on un-subdivided land or where a district boundary divides a lot shall be determined by the use of the scale appearing on the Zoning Map unless indicated otherwise by dimensions.
- 304.D. Where a municipal boundary divides a lot, the minimum lot area shall be regulated by the municipality in which the principal use(s) are located, unless otherwise provided by applicable case law. The land area within each municipality shall be regulated by the use regulations and other applicable regulations of each municipality.

305. **SETBACKS ACROSS MUNICIPAL BOUNDARIES.**

- 305.A. Intent. To continue the objective of compatible land uses across municipal boundaries.
- 305.B. This Ordinance requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district. These same additional setback and buffer yard provisions shall be provided by uses proposed within Lower Paxton Township regardless of whether such abutting existing dwelling or principally residential zoning district is located in an abutting municipality and/or in Lower Paxton Township.

306. **TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.**

- 306.A. For the purposes of this Section 306, the following abbreviations shall have the following meanings:

P	=	Permitted by right use (zoning decision by Zoning Officer)
SE	=	Special exception use (zoning decision by Zoning Hearing Board)
C	=	Conditional use (zoning decision by Board of Supervisors)
N	=	Not Permitted
(S. 402)	=	See Additional Requirements in Section 402
(S. 403)	=	See Additional Requirements in Section 403

- 306.B. Unless otherwise provided by State or Federal law or specifically stated in this Ordinance (including Section 105.B.), any land or structure shall only be used or occupied for a use specifically listed in this Ordinance as permitted in the zoning district where the land or structure is located. Such uses shall only be permitted if the use complies with all other requirements of this Ordinance.

See Section 105.B. which generally provides a process for approval of a use that is not listed - based upon similarity to permitted uses and other criteria. Except as provided in such Section 105.B., any other principal use that is not specifically listed as P, C or SE in the applicable district in this table is prohibited in that district.

For temporary uses, see Section 103.G.

When an applicant uses the TND Traditional Neighborhood Development Overlay District, the provisions of Section 314 shall apply in place of the provisions of Section 306 and 307.

When an applicant uses the OSD Open Space Development Overlay District, the provisions of Section 311 shall apply in place of the provisions of Section 306 and 307.

306.B.1 Allowed Uses in Primarily Residential Zoning Districts

TYPES OF USES (See definitions in Article 2)		CO	AR	R-1	R-2 or R-C	R-3	IN
a. RESIDENTIAL USES							
Single Family Detached Dwelling:		P	P	P	P	P	N***
(Note - Manufactured/mobile homes shall also meet the additional requirements of Section 402)							
Age-Restricted Residential Development under compliance with Section 315		N	P	P	P	P	N
Residential Retirement Development under Section 319		N	N	N	N	N	P
Note - The Traditional Neighborhood Development Option in compliance with Section 314 is allowed within the TND Overlay District.							
Note - The Open Space Development Option in compliance with Section 311 is allowed within the OSD Overlay District.							
Twin Dwelling (side-by-side)		N	N*	N*	P*****	P	N
Townhouse (Rowhouse) (S. 402)		N	N*	N*	P*****	P	N
Apartments (S. 402), not including conversions of an existing building:							
- Only 2 Dwelling Units in a Building ("Duplex")		N	N*	N*	N*	P	N****
- 3 or More Dwelling Units in a Building		N	N*	N*	N*	P	N****
Manufactured/Mobile Home Park (S. 402)		N	N	N	N	C	N
Boarding House (includes Rooming House) (S. 402)		N	N	N	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center		P	P	P	P	P	P
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also "Unit for Care of Relative" under Accessory Uses)		N	N	N	N	SE	N
b. COMMERCIAL USES **							
Bed and Breakfast Inn (S. 402)		N**	N**	N**	N**	N**	N
Camp (S. 402), not including Recreational Vehicle Campground		C	C	N	N	N	N
Communications Tower/Antennae, Commercial (S. 402)							
S Meeting Section 402.A.16.a. pertaining to antenna placed on certain existing structures		P	P	P	P	P	P
B Antennae/tower that does not meet Section 402.A.16.a. (such as freestanding towers)							
* = Except as may be allowed in the Traditional Neighborhood Development Overlay District under Section 314.							
** = In addition, certain uses are allowed as a special exception within an historic building under Section 316. In the CO district, a 10 acre minimum lot area shall be required for a bed and breakfast inn.							
*** = Except that single family detached dwellings and apartments shall be allowed as an accessory use to a hospital, if the same requirements for such uses are met as are listed for the R-3 district in Section 307.							
****= A 1 acre minimum tract size is required.							
P = Permitted by use right (zoning decision by Zoning Officer)							
SE = Special exception use (zoning decision by Zoning Hearing Board)							
C = Conditional use (zoning decision by Board of Supervisors)							
(S. 402)= See Additional Requirements in Section 402							
(S. 403)= See Additional Requirements in Section 403							
			N	= Not permitted			

TYPES OF USES (See definitions in Article 2	CO	AR	R-1	R-2 or R-C	R-3	IN
b. <u>COMMERCIAL USES (Cont.)</u>						
Golf Course (S. 402), with a minimum lot area of 50 acres	C	P	P	P	P	P
Plant Nursery or Tree Farm, with any on-site retail sales limited to trees and shrubs primarily grown on the premises, and with a 5% maximum building coverage and a 2 acre minimum lot area	P	P	P	P	P	P
c. <u>INSTITUTIONAL / SEMI-PUBLIC USES</u>						
Cemetery (not including Crematorium, which is listed separately) (S. 402)	P	P	P	P	P	P
Church - See Place of Worship below						
College or University - Educational & Support Bldgs. (other than environmental education center)	N	N	N	N	N	SE
Community Recreation Center or Library	N	SE	P	P	P	P
Cultural Center or Museum	N	SE	N	N	N	P
Day Care Center, Adult (S. 402)	N	N	N	N	SE	SE
Day Care Center, Child (S. 402) (See also as an accessory use)	N	N	N	N	SE	SE
Emergency Services Station	N	N	N	SE	SE	SE
Hospital	N	N	N	N	N	SE
Hunting and Fishing Club, with a 5% maximum building coverage in a residential districts. This term shall not include uses listed separately in this Section 306.	P	P	N	N	N	N
Maintenance Facilities for Residential Property-Owners Associations, which shall be required to be separated by landscaped screening from any dwellings	N	P	P	P	P	N
Nursing Home or Personal Care Home/Assisted Living (S. 402)	N	N	N	N	P	P
Place of Worship (S. 402) (includes Church)	N	SE	SE	SE	SE	P
School, Public or Private, Primary or Secondary (S. 402)	N	P	P	P	P	P

- P = Permitted by use right (zoning decision by Zoning Officer)
 SE = Special exception use (zoning decision by Zoning Hearing Board)
 C = Conditional use (zoning decision by Board of Supervisors)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	CO	AR	R-1	R-2 or R-C	R-3	IN
Township Government Uses, other than uses listed separately in this Section 306	P	P	P	P	P	P
Government Facility, other than uses listed separately in this Section 306	SE	SE	SE	SE	SE	P
Publicly Owned or Operated Recreation Park	P	P	P	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	SE	SE	SE	SE	SE	SE
Swimming Pool, Non-household (S. 402)	SE	SE	SE	SE	SE	SE
<u>e. ACCESSORY USES</u>						
See list of additional permitted uses in Section 306.C., such as “Residential Accessory Structure or Use”						
See Additional Requirements in Section 403 for Specific Accessory Uses						
Bees, Keeping of (S. 403)	SE	SE	SE	SE	SE	SE
Bus Shelter at a public bus route stop (S. 403)	N	N	N	SE	SE	P
Composting, other than leaves or materials generated on-site (S. 403)	SE	SE	N	N	N	N
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship.	P	P	P	P	P	P
Day Care (S. 403) as accessory to a dwelling: (<i>as amended by Ordinance 07-01, adopted 11/20/07</i>) (See definitions for each term in Section 202 under Day Care, Adult and Day Care, Child)						
- Day care of a maximum of 3 adults or youth, in addition to “Relatives” of the caregiver	P	P	P	P	P	P
- Group Day Care Home (care for 7 to 12 persons)	N	N	N	N	SE	P
- Family Day Care Home (care for 4 to 6 persons)	N	SE	N	SE	SE	P
Farm-Related Business (S. 403)	SE	SE	SE	SE	N	N
Home Occupation, Major (S. 403)	SE	SE	SE	SE	SE	P
Home Occupation, Minor (S. 403)	P	P	P	P	P	P
Retail Sales of Agricultural Products (S. 403)	P	P	P	P	P	P
Stable - See under “Pets” in Section 403						
Temporary Retail Sales - Shall only occur if allowed by Section 103.G.						
Unit for Care of Relative (S. 403)	P	P	P	P	P	P

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 N = Not permitted
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TYPES OF USES (See definitions in Article 2)	CO	AR	R-1	R-2 or R-C	R-3	IN
f. <u>MISCELLANEOUS USES</u>						
Crop Farming	P	P	P	P	P	P
Forestry - See Timber Harvesting below.						
Greenhouse, Wholesale, with a 10 acre minimum lot area	P	P	P	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (S. 402) (See also requirements for food and beverage bottling and processing under Industrial Uses)	C	C	C	C	C	C
Nature Preserve or Environmental Education Center, with a 10 acre minimum lot area for any use involving a principal building	P	P	P	P	P	P
Parking Lot for Carpooling	N	N	N	N	N	P
Parking Lot as the Principal Use of a Lot	N	N	N	N	N	P
Livestock or Poultry, Raising of (S. 402)						
– Not Intensive	P	P	SE	SE	SE	N
– Intensive	N	SE	SE	SE	N	N
Sewage Sludge/Biosolids, Land Application of (S. 403)	SE	SE	N	N	N	N
Sewage Treatment Plant	C	C	C	C	C	N
Stable, Non-Household (S. 402; includes horse-riding academy)	P	P	SE	SE	SE	N
Timber Harvesting (S. 402)	P	P	P	P	P	P
Windmills, which shall be required to have a setback equal to the total height from all lot lines, except that if placed above a building, only the height of the pole and windmill needs to be setback from lot line						
– Maximum of 1 Windmill per lot	P	P	P	P	P	P
– 2 or more Windmills per lot	N	N	N	N	N	N
All Uses that will be unable to comply with the performance standards of this ordinance. See the “Environmental Protection” requirements of Article 5	N	N	N	N	N	N

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 N = Not permitted
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 (S. 403) = See Additional Requirements in Section 403

306.B.2 Allowed Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article 2)	V**	CN	CG	LI & GI	BC***	ON
a. RESIDENTIAL USES						
Single Family Detached Dwelling (<i>as amended by Ordinance 07-01, adopted 11/20/07</i>) (Note - Manufactured/mobile homes shall meet the additional requirements of Section 402)	P	SE	N	N	N	P
Twin Dwelling (side-by-side)	P	N	N	N	N	N
Townhouse (Rowhouse) (S. 402)	N	N	N	N	N	N
Apartments (S. 402), other than conversions of an existing building	P*	N	N	N	N	N
Boarding House (includes Rooming House) (S. 402)	N	N	SE	N	N	N
Manufactured/Mobile Home Park (S. 402)	N	N	C	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	P	P	P	P
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also "Unit for Care of Relative" under Accessory Uses)	P*	SE	SE	N	N	N
b. COMMERCIAL USES						
Adult Use (S. 402)	N	N	C	N	N	N
After Hours Club - To the extent the use is not prohibited by State Act 219 of 1990.	N	N	N	N in LI; C in GI	N	N
Airport (S. 402) (see also "Heliport")	N	N	N	C	N	N
Amusement Arcade	N	P	P	N	N	N
Amusement Park or Water Park	N	P	P	N	N	N
Animal Cemetery (S. 402)	N	P	P	P	N	N
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	C	P	P	N	N
Auto Repair Garage or Auto Service Station (S. 402)	N	N	C	C	N	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	N	P	N	N	N
Bakery, Retail	P	P	P	P	N	N
Bed and Breakfast Inn (S. 402)	P	P	P	P	P	P
Betting Use, in compliance with State law	N	N	N	C	N	N
Beverage Distributor (wholesale and/or retail)	P	P	P	P	N	N
Bus Maintenance or Storage Yard	N	N	P	P	N	N

* = Apartments shall be limited to a maximum of 4 dwelling units per lot and shall be limited to being in the same building as a principal commercial use that is on the street level.

** = See additional requirements in Section 318.

*** = See additional requirements in Section 317.

P = Permitted by use right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

C = Conditional use (zoning decision by Board of Supervisors)

N = Not permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES						
(See definitions in Article 2)	V**	CN	CG	LI & GI	BC***	ON
b. COMMERCIAL USES (Cont.)						
Bus Stop for local bus service	P	P	P	P	P	P
Bus Stop for Inter-city bus service (<i>as amended by Ordinance 07-01, adopted 11/20/07</i>)						
(other than bus maintenance or storage yard)	P	P	P	P	N	N
BYOB Club, as defined by and in compliance with Chap. 63 of the Codified Ordinances of Lower Paxton Twp.	N	N	SE	N	N	N
Camp (S. 402) other than Rec. Vehicle Campground	N	SE	P	P	N	N
Campground, Recreational Vehicle (S. 402), which may include an accessory camp store that is primarily for use by campers	N	N	SE	SE	N	N
Car Wash (S. 402)	N	N	P	N	N	N
Catering, Custom, for Off-Site Consumption	P	P	P	P	P	P
Communications Tower/Antennae, Commercial (S. 402)						
- Meeting Section 402.A.16.a. pertaining to antenna placed on certain existing structures	P	P	P	P	P	P
- Antennae/tower that does not meet Section 402.A.16.a. (such as freestanding towers)	N	N	N	C	N	N
- Note - Section 402.A.16 also allows towers serving emergency services stations						
Conference Center	P	P	P	P	P	N
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 803.	SE	P	P	P	SE	SE
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service	P	P	P	P	P	P
Exercise Club	P	P	P	P	P	P
Financial Institution (S. 402; includes banks), with any "Drive-through" facilities meeting Section 403	P*	P	P	P	P	P
Flea Market/ Auction House	P	P	P	P	N	N
Funeral Home (S. 402)	SE	P	P	P	N	N
Garden Center, Retail (see "Wholesale Greenhouses")	P	P	P	P	N	N
Gas Station - See Auto Service Station						
Golf Course (S. 402), with a minimum lot area of 25 ac.	P	P	P	P	P	P
Heliport (S. 402)	N	N	N	SE	N	N
Horse-Riding Academy - See Stable under Miscellaneous Uses						
Hotel or Motel (S. 402)						

* = Drive through service is prohibited.

** = See additional requirements in Section 318.

*** = See additional requirements in Section 317.

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SE = Special exception use (zoning decision by Zoning Hearing Board)

C = Conditional use (zoning decision by Board of Supervisors)

N = Not permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	V**	CN	CG	LI & GI	BC****	ON
<u>b. COMMERCIAL USES (Cont.)</u>						
Kennel (S. 402)	N	N	SE	SE	N	N
Laundromat	P	P	P	P	N	N
Laundry, Commercial or Industrial	N	N	P	P	N	N
Lumber Yard	N	N	P	P	N	N
Motor Vehicle Racetrack (S. 402)	N	N	N	C	N	N
Nightclub (S. 402)	N	N	C	C	N	N
Office (May include medical labs, see also Home Occupations)	P	P	P	P	P	P
Pawn Shop	N	N	P	N	N	N
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, travel agency, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P	P	P	P	P*****	P
Picnic Grove, Commercial (S. 402)	SE	P	P	P	P	N
Plant Nursery (other than a Retail Garden Center)	P	P	P	P	P	N
Propane Retail Distributor, other than pre-packaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with fire company review.	N	N	C	C	N	N
Recording Studio, Music	P	P	P	P	P	P
Recreation, Commercial Indoor (S. 402) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Section 306	SE	SE	P	P	N	N
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this Section 306	N	SE	P	P	N	N
Repair Service, Household Appliance	P	P	P	P	P	P
Restaurant or Banquet Hall (S. 402)						
B with drive-through service (S. 403)	N	N	P	N	N	N
B without drive-through service	P	P	P	N	P*****	N
Retail Store (not including uses listed individually in this Section 306) or Shopping Center	P	P*	P*	P*	P*****	N
<u>Self-Storage Development</u>						

* = Each individual retail store in the CN, LI or GI district shall be limited to a maximum of 50,000 square feet of retail indoor building floor area. If a lot of two or more retail stores includes a total of more than 50,000 square feet of retail indoor floor area, then conditional use approval shall be required.

** = See additional requirements in Section 318.

*** = See additional requirements in Section 317.

**** = The total of all restaurant, personal service and retail sales uses shall be limited to a maximum of 15 percent of the total building floor area on a lot.

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SE = Special exception use (zoning decision by Zoning Hearing Board)

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(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES						
(See definitions in Article 2)	V**	CN	CG	LI & GI	BC***	ON
b. COMMERCIAL USES (Cont.)						
Target Range, Firearms						
B Completely indoor and enclosed	N	P	P	P	N	N
B Other than above (S. 402)	N	N	N	SE	N	N
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	P	N	N	N
Tavern which may include a State-licensed micro-brewery (not including an After Hours Club or Nightclub)	N	N	SE	SE	N	N
Theater, Indoor Movie, other than an Adult Use	N	N	P	P	P	N
Trade/ Hobby School	P	P	P	P	P	P
Veterinarian Office (S. 402)	P	P	P	P	P	N
Wholesale Sales - see under Industrial Uses						
c. INSTITUTIONAL/ SEMI-PUBLIC USES						
Cemetery (see Crematorium listed separately)	P	P	P	P	P	P
College or University - Educational and Support Buildings (other than environmental education center)	P	P	P	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P	P	P	P
Crematorium	N	N	SE	SE	N	N
Cultural Center or Museum	P	P	P	P	P	P
Day Care Center, Adult (S. 402)	P	P	P	P	P	P
Day Care Center, Child (S. 402) (See also as an accessory use)	P	P	P	P	P	P
Dormitory as accessory to a college, university or primary or secondary school	N	N	SE	N	N	N
Emergency Services Station	P	SE	SE	SE	SE	N
Hospital or Surgery Center	SE	SE	P	P	P	N
Hunting and Fishing Club	N	N	P	P	N	N
This term shall not include uses listed separately in this Section 306.						
Maintenance Facilities for on-site grounds maintenance which shall be required to separated by landscaped screening from any dwellings	P	P	P	P	P	P
Membership Club meeting and non-commercial recreational facilities, provided that an "After Hours Club", "Tavern" or uses listed separately in this Section 306 shall only be allowed if so listed in this table and if the requirements for that use are also met.						
** = See additional requirements in Section 318.						
*** = See additional requirements in Section 317.						
P = Permitted by use right (zoning decision by Zoning Officer)						
SE = Special exception use (zoning decision by Zoning Hearing Board)						
C = Conditional use (zoning decision by Board of Supervisors) N = Not permitted						
(S. 402) = See Additional Requirements in Section 402						
(S. 403) = See Additional Requirements in Section 403						

TYPES OF USES						
(See definitions in Article 2)	V**	CN	CG	LI & GI	BC***	ON
<u>c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)</u>						
Nursing Home or Personal Care Home/Assisted Living (S. 402)	P	P	P	N	P	P
Place of Worship (S. 402) (includes Church)	P	P	P	P	P	P
School, Public or Private, Primary or Secondary (S.402)	P	P	P	P	P	P
Treatment Center (S. 402)	N	N	SE	SE	N	N
<u>d. PUBLIC/SEMI-PUBLIC</u>						
Township Government Uses, other than uses listed separately in this Section 306	P	P	P	P	P	P
Government Facility, other than uses listed separately in this Section 306	SE	SE	SE	SE	SE	SE
Prison or Similar Correctional Institution	N	N	N	SE in GI N in LI	N	N
Publicly Owned or Operated Recreation Park	P	P	P	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	SE	SE	SE	SE	SE	SE
Swimming Pool, Non-household (S. 402)	P	P	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility.	P	P	P	P	P	N
<u>e. INDUSTRIAL USES</u>						
Asphalt Plant	N	N	N	N in LI; SE in GI	N	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	N	P	N	N
Building Supplies and Building Materials, Wholesale Sales of	N	N	N	P	N	N
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	P	N	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P	P	N	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N
Junk Yard (S. 402)	N	N	N	N in LI; SE in GI	N	N

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(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	V**	CN	CG	LI & GI	BC****	ON
<u>e. INDUSTRIAL USES (Cont.)</u>						
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	N	N in LI; SE in GI	N	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
- Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	SE	N	N
- Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	N	P	N	N
- Cement Manufacture	N	N	N	SE	N	N
- Ceramics Products (other than Crafts Studio)	N	N	N	P	N	N
- Chemicals, Manufacture or Bulk Processing of Toxic or "Extremely Hazardous Substances" in amounts in excess of the U.S. EPA Threshold Planning Quantity or substances with similar characteristics	N	N	N	SE	N	N
- Chemical Products, other than pharmaceuticals and types listed separately (see above)	N	N	N	SE	N	N
- Clay, Brick, Tile and Refractory Products	N	N	N	P	N	N
- Computers and Electronic and Microelectronic Products	N	N	N	P	P	N
- Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	N	SE	N	N
- Electrical Equipment, Appliances and Components	N	N	N	P	N	N
- Explosives, Fireworks or Ammunition	N	N	N	N in LI; SE in GI	N	N
- Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	N	P	N	N
- Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in this Section 306)	N	N	P	P	N	N
- Food Products for animals	N	N	N	P	N	N
- Gaskets	N	N	N	P	N	N
- Glass and Glass Products (other than Crafts Studio)	N	N	N	P	N	N

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(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	V**	CN	CG	LI & GI	BC***	ON
<u>e. INDUSTRIAL USES (Cont.)</u>						
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
- Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Dead Animals or Offal (other than within an approved solid waste facility)	N	N	N	N	N	N
- Jewelry and Silverware	N	N	N	P	N	N
- Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	N	P	N	N
- Machinery	N	N	N	P	N	N
- Manufactured or Modular Housing Manufacture	N	N	N	P	N	N
- Medical Equipment and Supplies	N	N	N	P	C	N
- Metal Products, Primary	N	N	N	SE	N	N
- Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	N	SE	N	N
- Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	P	N	N
- Paper - Raw Pulp	N	N	N	SE	N	N
- Paving Materials, other than bulk manufacture of asphalt	N	N	N	SE	N	N
- Pharmaceuticals and Medicines	N	N	N	P	P	N
- Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	N	N	SE	N	N
- Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P	P	N
- Prototypes, as accessory to a Research and Development Principal Use	N	N	P	P	P	N
- Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	N	SE	N	N
- Scientific, Electronic & Other Precision Instruments	N	N	N	P	P	N
- Sporting Goods, Toys, Games, Musical Instruments or Signs	N	N	P	P	N	N
- Transportation Equipment	N	N	N	P	N	N
- Wood Products and Furniture (not including raw paper pulp)	N	N	P	P	N	N

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(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	V**	CN	CG	LI & GI	BC***	ON
<u>e. INDUSTRIAL USES (Cont.)</u>						
- See Section 105 for uses that are not listed						
Mineral Extraction (S. 402) and related processing, stock- piling and storage of materials removed from the site, but including groundwater or spring water withdrawals	N	N	C	C	C	N
Packaging	N	N	P	P	P	N
Package Delivery Services Distribution Center	N	N	N	P	SE	N
Petroleum Refining	N	N	N	N in LI; SE in GI	N	N
Photo Processing, Bulk	N	P	P	P	P	N
Printing or Bookbinding	N	P	P	P	P	N
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	SE	P	N	N
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)	N	N	P	P	P	N
Sawmill/Planing Mill	N	N	P	P	N	N
Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines	N	N	N	N in LI; SE in GI	N	N
Solid Waste Landfill (S. 402)	N	N	N	N in LI; C in GI	N	N
Solid Waste Transfer Facility or Waste to Energy Facility (S. 402)	N	N	N	N in LI; SE in GI	N	N
Trucking Company Terminal (S. 402)	N	N	N	C	N	N
Warehousing or Storage as a principal use	N	N	N	P	N	N
Warehousing or Storage as an on-site accessory use	N	P	P	P	P	N
Welding	N	N	P	P	N	N
Wholesale Sales (other than Motor Vehicles)	N	N	P	P	N	N
<u>f. ACCESSORY USES</u>						
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use"						
See Additional Requirements in Section 403 for Specific Accessory Uses						
Bees, Keeping of (S. 403)	SE	SE	SE	SE	SE	SE
Bus Shelter (S. 403) along a public bus route	P	P	P	P	P	P

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TYPES OF USES						
(See definitions in Article 2)	V**	CN	CG	LI & GI	BC***	ON
<u>f. ACCESSORY USES (Cont.)</u>						
Composting (S. 403), other than leaves, tree bark or materials generated on-site which are permitted by right	N	N	SE	SE	N	N
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship, with a minimum lot area of 2 acres	P	P	P	P	P	P
Day Care (S. 403) as accessory to an existing dwelling:						
- Day care of a maximum of 3 adults or youth, in addition to "Relatives" of the caregiver	P	P	P	P	P	P
Day Care (S. 403) as accessory to a dwelling: (<i>as amended by Ordinance 07-01, adopted 11/20/07</i>) (See definitions for each term in Section 202 under Day Care, Adult and Day Care, Child)						
- Day care of a maximum of 3 adults or youth, in addition to "Relatives" of the caregiver	P	P	P	P	P	P
- Group Day Care Home (care for 7 to 12 persons)	SE	SE	SE	P	N	P
- Family Day Care Home (care for 4 to 6 persons)	SE	SE	P	P	NE	P
Farm-Related Business (S. 403)	N	P	P	P	SE	P
Home Occupation, Major (S. 403)	SE	SE	SE	P	P	P
Home Occupation, Minor (S. 403)	P	P	P	P	P	P
Outdoor Storage and Display as accessory to a business use shall also comply with Sections 403, 803 and 804	P	P	P	P	P	N
Parking Lot for Carpooling (see also Miscellaneous Uses below)	P	P	P	P	P	P
Retail Sales of Agricultural Products (S. 403)	P	P	P	P	P	P
Temporary Retail Sales - See Section 103.G.	P	P	P	P	N	N
Unit for Care of Relative (S. 403)	P	P	P	P	P	P
<u>g. MISCELLANEOUS USES</u>						
Crop Farming and Wholesale Greenhouses	P	P	P	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (S. 402) (See also requirements for food and beverage bottling and processing under Industrial Uses)	C	C	C	C	C	C
Nature Preserve or Environmental Education Center, with a 10 acre minimum lot area for any use involving a principal building	P	P	P	P	P	P
Parking Lot or Structure as an accessory use	P	P	P	P	P	P

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TYPES OF USES (See definitions in Article 2)	V**	CN	CG	LI & GI	BC***	ON
<u>g. MISCELLANEOUS (Cont.)</u>						
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P	P	P	P
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	N	SE	N	N
Livestock or Poultry, Raising of (S. 402):						
- Intensive	N	N	N	SE	N	N
- Not Intensive	N	SE	SE	P	P	N
Sewage Sludge/Biosolids, Land Application of (S. 403)	N	SE	SE	SE	SE	N
Sewage Treatment Plant	N	C	C	C	C	N
Stable, Non-Household (S. 402; includes horse-riding academy)	N	SE	P	P	P	N
Timber Harvesting (S. 402)	P	P	P	P	P	P
Windmill, which shall be required to have a setback equal to the total height from all lot lines of existing dwellings and residential districts, except that if placed above a building, only the height of the pole and windmill needs to be setback from lot lines.						
- Maximum of One Windmill per lot	P	P	P	P	P	P
All Uses that will be unable to comply with the performance standards of this ordinance. See the "Environmental Protection" requirements of Article 5	N	N	N	N	N	N

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306.C. Permitted Accessory Uses in All Districts. An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use and is specifically permitted by this Ordinance. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of Section 403 and all other requirements of this Ordinance:

1. Standard Antennae, including antennae used by contractors to communicate with their own vehicles*
2. Fence* or Wall*
3. Garage, Household
4. Garage Sale*
5. Pets, Keeping of*
6. Parking or Loading, Off-Street, only to serve a use that is permitted in that district
7. Recreational Facilities, limited to use by: residents of a development or students at a primary or secondary school or center for the care and treatment of youth, and their occasional invited guests

8. Residential accessory structure (see definition in Article 2) *
9. Signs, as permitted by Article 7
10. Swimming Pool, Household *
11. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use.

* See standard for each in Section 403.

306.D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a permitted by right, special exception or conditional commercial, industrial or institutional use, provided that all requirements of this Ordinance are met:

1. Storage of fuels for on-site use or to fuel company vehicles
2. The following accessory uses, provided that the use is clearly limited to employees, patients, residents and families of employees of the use and their occasional invited guests:
 - a. Internal cafeteria without drive-through service,
 - b. Day care center or
 - c. Recreational facilities.
3. Bus Shelters meeting Section 403.
4. Automatic Transaction Machine.
5. Storage sheds meeting the requirements of Section 307.A.